

White & Brooks

CHICHESTER

£325,000

Queens Gardens • Chichester • West Sussex

“Three Bedroom Detached Bungalow in quiet cul-de-sac”



- ❖ Conveniently located close to Train Station & Chichester City Centre
- ❖ Two Ground Floor Bedrooms and One Loft Bedroom
- ❖ Ensuite Shower Room & additional Bathroom
- ❖ Spacious Kitchen & Sitting Room
- ❖ Detached Garage with vast off road parking
- ❖ Large Rear Garden
- ❖ Quiet cul-de-sac position

About The Property

White & Brooks Estate Agents are pleased to offer this spacious and versatile Detached Three Bedroom Chalet Bungalow. Located in a quiet cul-de-sac in Donnington, close to Chichester Train Station and Town Centre. This property is arranged over two floors with a spacious Kitchen and Sitting Room, two Bedrooms, Master En Suite Shower Room, additional Family Bathroom on the Ground Floor and further Bedroom on the First Floor. To the front of the Bungalow boasts a spacious driveway to the side of the property leading to a brick built detached Garage and large garden to the rear of the property. Call now to book a viewing to appreciate all this property has to offer.



Floorplan and EPC



Total area: approx. 91.2 sq. metres (981.7 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Performance Certificate			
6, Queens Gardens, CHICHESTER, PO19 8GD		Reference number: 9920-4219-4822-2096-4700	
Building type: Detached house/flat	Date of assessment: 10 March 2020	Type of assessment: PAS2012, existing dwelling	Total floor area: 101 m ²
Date of certificate: 10 March 2020			
Use this document to:			
1. Compare current ratings of properties to see which properties are more energy efficient	2. Find out how you can save money and money by making improvement measures		
Estimated energy costs of dwelling for 3 years:		£ 2,989	
Over 3 years you could save:		£ 939	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 251 over 3 years	£ 241 over 3 years	You could save £ 939 over 3 years
Heating	£ 1,980 over 3 years	£ 1,808 over 3 years	
Hot Water	£ 378 over 3 years	£ 245 over 3 years	
Totals	£ 2,609	£ 1,894	
These figures show how much the average household would spend on this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and ovens, and electricity generated by micro-generation.			
Energy Efficiency Rating			
	Current	Potential	
Energy Efficiency Rating	D	C	The graph shows the current energy efficiency of your home.
			The higher the rating the lower your fuel bills are likely to be.
			The potential rating shows the effect of undertaking the recommendations on page 3.
			The average energy efficiency rating for a dwelling in England and Wales is shown in orange on the graph.
			The EPC rating should have to be based on standard assumptions about insulation and energy use and may not reflect how energy is consumed by individual occupants.
Top actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	
1. Floor insulation (solid floor)	£ 0 - £ 500	£ 175	
2. Boiler water treatment	£ 5,000 - £ 6,000	£ 125	
3. Solar photovoltaic panels (2.5 kWp)	£ 3,500 - £ 5,500	£ 1,100	
To improve advice on what to do, you can visit the national energy help, visit www.energyhelp.gov.uk and all of the information about energy.			

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Room Details

Entrance Hall

Entrance hall with doors leading to kitchen, living room, two bedrooms and bathroom. Fitted carpet throughout with stairs leading to loft bedroom.

Kitchen 13' 0" x 10' 6" (3.96m x 3.20m)

Windows to front aspect and side aspect. Fitted with a range of base and high level units, sink with mixer tap and integrated oven with gas hob. Space for appliances and dining table. Storage cupboard. Tiled flooring and wall tiles in primary areas. Wall mounted radiator with two pendant spotlight fittings. Door leading to side of the property.

Sitting Room 15' 9" x 15' 5" (4.81m x 4.69m)

Double window to side aspect and double doors leading to the rear of the property. Fan/light fitting, wall mounted radiator and fitted carpet.

Bedroom 1 15' 5" x 10' 1" (4.69m x 3.08m)

Window to rear aspect, fitted wardrobe with sliding doors, fitted carpet with light fan fitting. Door leading to En suite.

Ensuite to Bedroom 1

Fitted shower cubicle with power shower, laminate flooring, fitted with low level WC and matching hand wash basin.

Bedroom 2 10' 1" x 5' 9" (3.08m x 1.75m)

Window to front aspect. Pendant light, wall mounted radiator and laminate flooring.

Bathroom

Fitted three piece suite, ceramic bath with glass screen and power shower, low level WC with matching hand wash basin. Tiled in primary areas and tiled flooring.

Stairs to:

Loft Room 14' 7" x 13' 2" (4.44m x 4.02m)

Velux window to rear aspect, storage cupboards in eaves, pendant lighting and fitted carpet throughout.

External

Neatly stoned area to the front of the property. Off road parking with driveway to the side of the property leading to the detached brick built garage with pitched roof. Patio area to rear of the property, large laid to lawn area, wooden fence surrounding the rear of the property.

